060.0	0006	0016.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,347,000	/	1,347,000
USE VALUE:	1,347,000	/	1,347,000
ASSESSED:	1,347,000	/	1,347,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WONG GWENDOLYN T
Owner 2:	LABOW MARK A
Owner 3:	
Street 1:	151 LOWELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WYMAN DAVID G &MARYELLEN -
Owner 2:	-
Street 1:	151 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,198 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Clapboard Exterior and 3059 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8198.000	869,900	10,900	466,200	1,347,000
Total Card	0.188	869,900	10,900	466,200	1,347,000
Total Parcel	0.188	869,900	10,900	466,200	1,347,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.34 | /Parcel: 440.3

Legal Description

User Acct

283009

GIS Ref

GIS Ref

Insp Date

10/24/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 060.0-0006-0016.A

!15488!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	869,200	10900	8,198.	466,200	1,346,300	1,346,300	Year End Roll	12/18/2019
2019	101	FV	687,800	10700	8,198.	459,500	1,158,000	1,158,000	Year End Roll	1/3/2019
2018	101	FV	687,800	10700	8,198.	352,900	1,051,400	1,051,400	Year End Roll	12/20/2017
2017	101	FV	687,800	10700	8,198.	333,000	1,031,500	1,031,500	Year End Roll	1/3/2017
2016	101	FV	674,800	10700	8,198.	306,300	991,800	991,800	Year End	1/4/2016
2015	101	FV	660,300	11000	8,198.	286,400	957,700	957,700	Year End Roll	12/11/2014
2014	101	FV	660,300	11000	8,198.	263,700	935,000	935,000	Year End Roll	12/16/2013
2013	101	FV	660,300	11000	8,198.	263,700	935,000	935,000		12/13/2012

PRINT

Date	Time
12/11/20	05:12:03

LAST REV

Date	Time
10/10/19	09:31:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15488

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WYMAN DAVID G &	67344-462		5/31/2016		1,247,000	No	No		
DOLAN SARA Q &	49679-294		6/27/2007		866,300	No	No		

USER DEFINED

Prior Id # 1:	40164
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2016	1377	New Wind	6,000	C				
6/6/2008	568	Redo Bas	42,751			G10	GR FY10	
2/12/2008	119	Manual	50,000			G9	GR FY09	construct new gara
8/4/2006	651	New Buil	250,000	C		G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	Meas/Inspect	CC	Chris C
3/13/2017	SQ Returned	MM	Mary M
12/10/2008	Measured	163	PATRIOT
12/4/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8198		Sq. Ft.	Site		0	70.	0.81	6									466,158				G8	1.	466,200	

Total AC/HA: 0.18820 | Total SF/SM: 8198 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,158 | Spl Credit | Total: 466,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12382674
Const Adj.:	1.04989493
Adj $ / SQ:	147.488
Other Features:	151073
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	873434
Depreciation:	3494
Depreciated Total:	869941

COMMENTS

SUBDIV OF 157 LOWELL ST 7-25-2006.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

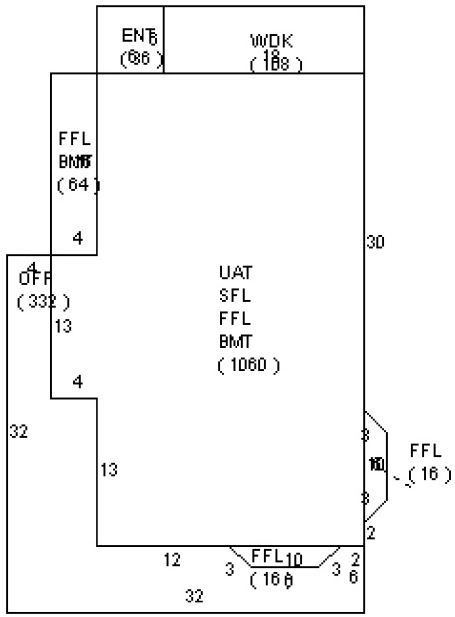
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	215.33
Special Features:	0	Val/Su Net:	213.16
Final Total:	869900	Val/Su SzAd	392.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,156	147.490	170,496
BMT	Basement	1,124	84.070	94,492
SFL	Second Floor	1,060	147.490	156,337
OFP	Open Porch	332	22.540	7,484
UAT	Upper Attic	265	59.000	15,634
WDK	Deck	108	16.020	1,730
ENT	ENTRY	36	27.720	998
	Net Sketched Area:	4,081	Total:	447,171
Size Ad	2216	Gross Are	4876	FinArea 3059

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0006-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	16X24	G	AV	2008	29.58	T	8.8	101			10,400			10,400
19	Patio	D	Y	1	8x12	A	AV	2008	6.00	T	8.8	101			500			500

More:	N	Total Yard Items:	10,900	Total Special Featues:		Total:	10,900